

December 6, 2020

Zoning Board of Appeals  
Town of Arlington  
51 Grove Street  
Arlington, MA 02476

**RE: Amend My September 2020 Letter on Traffic Issues – Mugar Property - Thorndike Place Development**

Dear Zoning Board of Appeals Members:

I am writing to update my earlier letter, dated September 21, 2020 in regard to traffic issues related to the proposed Thorndike Place development to reflect the changes in design submitted since then. In my earlier letter I outlined two major issues:

- Pedestrians walking to Alewife and soccer fields
- Turning left onto Lake Street to access Route 2/Belmont

The updated project design as currently proposed largely alleviates the safety concerns related to how the neighborhood is used for parking during the week for commuters accessing the Alewife T station and on weekends in the Spring and Fall by families for soccer games in Thorndike and Magnolia Fields. Most of this parking and resulting pedestrian traffic is in the Burch, Edith, Margaret, and Osborne Street areas and the portion of Dorothy Road between Parker and Margaret Streets, and the current design does not bring traffic in or out through this area any longer.

However, the other concern – turning left onto Lake Street to access Route 2 and Belmont is still valid. In normal times, as everyone is aware, the traffic on Lake Street heading towards Massachusetts Avenue is backed-up for hours both in the morning and in the evening. Leaving the neighborhood to access Route 2, the Alewife area, and Boston and other areas via Belmont, is treacherous. The cars on Lake Street are basically parked. There are NO sightlines for cars that need to turn left out of the neighborhood. Cars on Lake Street block the intersections so it can take time for someone to leave space to get out. And then you cannot see if anyone is coming from the right. After their frustration with the back-ups at the Brooks Avenue traffic light and the bike path, once “released” cars are traveling Lake Street at speed. Turning left out of the neighborhood is treacherous enough and takes enough time as it is. **Adding a significant number of additional cars to this situation is extremely dangerous** and will cause a significant line of back-ups in the neighborhood. **A new traffic light will be needed on Lake Street at the intersection with Little John Street** to let all these additional cars from the proposed project out of the neighborhood safely.

Bottom line – adding more cars into the neighborhood is unacceptably dangerous. Please do not allow it. Please contact me with any questions or for additional information.

Sincerely,



Jennifer Griffith  
4 Edith Street  
Arlington, MA 02474